

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2018-0176

ZAP DATE: Oct. 15, 2019

SUBDIVISION NAME: Pioneer Hill, Sections 5 & 6 Preliminary Plan

AREA: 102.42 acres

LOT(S): 1

OWNER: Continental Homes of Texas, LP

AGENT/APPLICANT: Pape-Dawson Engineers, (Terry Reynolds)

ADDRESS OF SUBDIVISION: 1501 ½ Arborside Dr **COUNTY:** Travis

WATERSHED: Walnut Creek

EXISTING ZONING: SF-6-CO

PROPOSED LAND USE: Single-Family subdivision

DEPARTMENT COMMENTS: The applicant is proposing the creation of a single-family residential subdivision with associated street, drainage, water quality and utilities with associated improvements.

STAFF RECOMMENDATION: Staff recommends approval of this preliminary plan as it meets all applicable State and City of Austin LDC requirements.

ZONING AND PLATTING COMMISSION ACTION:

CASE MANAGER: Joey de la Garza

PHONE: 512-974-2664

EMAIL: joey.delagarza@austintexas.gov

REVISIONS			
No.	Revision Description	Prepared by:	(Date) Reviewed by: (Date)

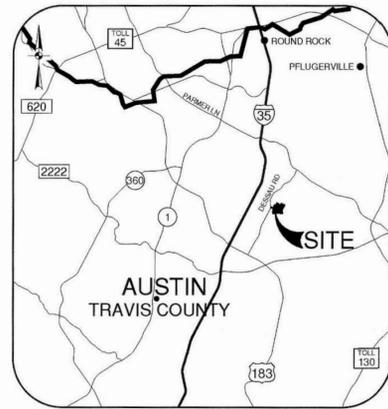
PIONEER HILL SECTIONS 5 & 6

PRELIMINARY PLAN

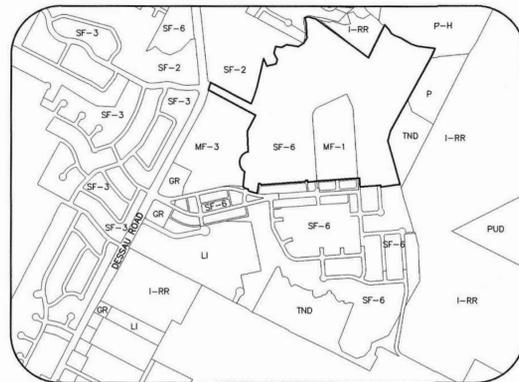
CITY OF AUSTIN, TEXAS

SEPTEMBER 2019

SHEET INDEX	
SHEET DESCRIPTION	SHEET No.
COVER SHEET	1
GENERAL NOTES	2
OVERALL PRELIMINARY PLAN	3
PRELIMINARY PLAN 100 SCALE 1 OF 4	4
PRELIMINARY PLAN 100 SCALE 2 OF 4	5
PRELIMINARY PLAN 100 SCALE 3 OF 4	6
PRELIMINARY PLAN 100 SCALE 4 OF 4	7
EXISTING DRAINAGE AREAS SHEET 1 OF 2	EXHIBIT A
EXISTING DRAINAGE AREAS SHEET 2 OF 2	EXHIBIT B
PROPOSED DRAINAGE AREAS SHEET 1 OF 2	EXHIBIT C
PROPOSED DRAINAGE AREAS SHEET 2 OF 2	EXHIBIT D
SLOPE MAP	EXHIBIT E
OVERALL WASTEWATER DISTRIBUTION PLAN	EXHIBIT F
OVERALL WATER DISTRIBUTION PLAN	EXHIBIT G
OVERALL STORM DRAIN PLAN	EXHIBIT H
TREE PROTECTION PLAN	EXHIBIT I
GRADING PLAN	EXHIBIT J
CUT & FILL	EXHIBIT K
WATER QUALITY CONTROL 1 OF 2	EXHIBIT L
WATER QUALITY CONTROL 2 OF 2	EXHIBIT M
FIRE PROTECTION PLAN STREET X-SECTION	EXHIBIT N



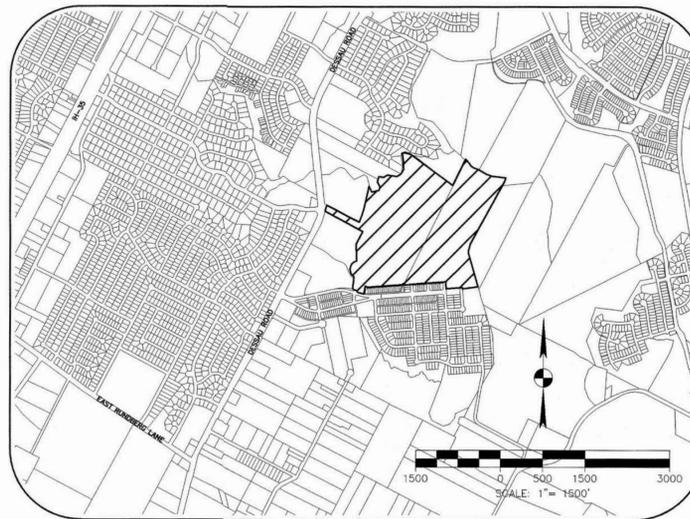
VICINITY MAP
SCALE: 1" = 20000'



ZONING MAP
SCALE: 1" = 1200'

102.42 ACRES OUT OF THE JAMES O. RICE SURVEY NO. 31, ABSTRACT NO. 675
10017 1/2-10217 DESSAU ROAD
AUSTIN, TEXAS 78754

BEARINGS BASED ON N.A.D. 1983
TEXAS STATE PLANE COORDINATE SYSTEM
ESTABLISHED FOR THE CENTRAL ZONE



OWNER:
CONTINENTAL HOMES OF TEXAS L.P.
10700 PECAN PARK BLVD., 4TH FLOOR
AUSTIN, TX 78750
(512) 345-4663

DEVELOPER:
D.R. HORTON AMERICA'S BUILDER
10700 PECAN PARK BLVD., SUITE 400
AUSTIN, TEXAS 78750
(512) 533-1409
FAX (512) 533-1429

ENGINEER/SURVEYOR:
PAPE-DAWSON ENGINEERS
10801 N MOPAC EXPY, BLDG 3, SUITE 200
AUSTIN, TEXAS 78759
(512) 454-8711
FAX (512) 459-8867

SUBMITTED BY:
I, DUSTIN GOSS, P.E. #91805, DO HEREBY CERTIFY THAT THE ENGINEERING WORK BEING SUBMITTED HEREIN COMPLIES WITH ALL THE PROVISIONS OF THE TEXAS ENGINEERING PRACTICE ACT, INCLUDING 131.152 (a) AND COMPLIES WITH LAND DEVELOPMENT CODE TITLE 25 REQUIREMENTS. I HEREBY ACKNOWLEDGE THAT ANY MISREPRESENTATION REGARDING THIS CERTIFICATION CONSTITUTES A VIOLATION OF THE ACT, AND MAY RESULT IN CRIMINAL, CIVIL AND/OR ADMINISTRATIVE PENALTIES AGAINST ME, AS AUTHORIZED BY THE ACT.



PAPE-DAWSON ENGINEERS
DUSTIN GOSS, P.E. #91805
VICE PRESIDENT
DATE: 9/9/19

I, PARKER J. GRAHAM, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAN IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OR OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAN, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF AUSTIN, TEXAS AND COMPLIES WITH LAND DEVELOPMENT CODE TITLE 25 REQUIREMENTS.



PAPE-DAWSON ENGINEERS
PARKER J. GRAHAM, R.P.L.S. #5556
REGISTERED PROFESSIONAL LAND SURVEYOR
DATE: 9/9/19

THIS PROJECT IS LOCATED IN THE WALNUT CREEK WATERSHED AND IT IS SUBJECT TO THE WATERSHED PROTECTION ORDINANCE (W.P.O.). THIS PROJECT IS LOCATED WITHIN A SUBURBAN WATERSHED.

THE 100-YEAR FLOOD IS CONTAINED WITHIN THE DRAINAGE EASEMENTS AS SHOWN HEREON. A PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOODPLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM COMMUNITY PANEL NO(S). 4845300460K, DATED JANUARY 6, 2016, TRAVIS COUNTY, TEXAS.

THIS PROJECT IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.

I, DUSTIN GOSS, P.E. #91805, CERTIFY THESE PLANS ARE, TO THE BEST OF MY KNOWLEDGE, COMPLETE WITH ACCURATE TECHNICAL DATA AND IN GENERAL COMPLIANCE WITH THE REQUIREMENTS OF THE COMPREHENSIVE WATERSHED ORDINANCE.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE ASSOCIATED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION, AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY, AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEER.

A BALANCE OF TRACT VARIANCE TO SECTION 25-4-33(B), OF THE LAND DEVELOPMENT CODE, WAS GRANTED BY THE ZONING & PLATTING COMMISSION ON 03/24/2018.

PRELIMINARY SUBDIVISION APPROVAL SHEET 1 OF 7
FILE NUMBER CB-2018-0176 APPLICATION DATE 10/19/18
APPROVED BY (ZAP) (PC) ON _____
EXPIRATION DATE (LDC 25-4-62) 10/19/23
CASE MANAGER: JOEY DE LA GARZA

JOEY DE LA GARZA, FOR:
DENISE LUCAS, DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT

FINAL PLATS MUST BE RECORDED BY THE EXPIRATION DATE. SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENT AT THE TIME OF FILING, AND REQUIRE BUILDING PERMITS OR NOTICE OF CONSTRUCTION (IF A BUILDING PERMIT IS NOT REQUIRED), MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

VARIANCE NOTE:
LAND USE COMMISSION ENVIRONMENTAL VARIANCE(S) MAY BE REQUIRED. THE APPLICANT HAS ELECTED TO SEEK SUCH VARIANCE(S) AT THE SUBDIVISION CONSTRUCTION PLAN STAGE. APPROVAL OF THIS PLAN BY THE ENVIRONMENTAL REVIEWER DOES NOT GUARANTEE THAT THE PLAN CAN BE CONSTRUCTED WITHOUT A LAND USE COMMISSION ENVIRONMENTAL VARIANCE PER LDC 25-8-41.



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TDP# FIRM REGISTRATION #470 | TBP# FIRM REGISTRATION #10028801

CB-2018-0176
50937-00

SHEET 1 OF 7

C8-2018-0176

DATE: Sep 06, 2019, 6:11PM USER ID: GROE
FILE: H:\PROJECTS\50937\2019\09\02\PRELIMINARY PLAN REVISION\CIVIL\TS50937-00.DWG

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S SIGNATURE AND SEAL.

PD JOB NO. 50937-00 PIONEER HILL SECTIONS 5 & 6 - PRELIMINARY PLAN

REVISIONS				
No.	Revision Description	Prepared by:	(Date)	Reviewed by: (Date)

GENERAL NOTES:

- ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROL AND WATER AND WASTEWATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
- ALL STREETS WILL BE CONSTRUCTED TO MEET CITY OF AUSTIN STANDARDS AND DEDICATED AS PUBLIC RIGHT-OF-WAY WITH THE FINAL PLAT.
- NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
- PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG BOTH SIDES OF ALL STREETS INCLUDING: AVERS LANE, DALESIDE LANE, ETALLEE COURT, SISTERDALE LANE, TILDON AVENUE, MERIS LANE, FULTON AVENUE, DEATON LANE, PATCH LANE, RANIER COURT, AND TUCKER LANE AND THE SUBDIVISION SIDE OF DESSAU ROAD, AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY. (LDC 25-6-351)
- ALL SIGNS SHALL COMPLY WITH CHAPTER 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THE OWNER OF THIS SUBDIVISION, AND HIS OR HER ASSIGNS, ASSUMES RESPONSIBILITIES FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH THE APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNERS SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- PRIOR TO CONSTRUCTION, EXCEPT SINGLE FAMILY AND/OR DUPLEX ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
- NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
- THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
- PRIOR TO CONSTRUCTION OF LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION ON LOTS 143 AND 145 BLOCK "F" REQUIRES APPROVAL OF A SEPARATE DEVELOPMENT PERMIT.
- WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN.
- FOR A MINIMUM TRAVEL DISTANCE OF 25 FEET FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 14% ONLY WITH SPECIFIC APPROVAL OF THE SURFACE AND GEOMETRIC DESIGN PROPOSALS BY THE TRANSPORTATION AND PUBLIC SERVICES AND PLANNING DEPARTMENTS.
- PRIOR TO THE RECORDING OF ANY FINAL PLAT OF ALL OR A PORTION OF THIS PRELIMINARY PLAT, FISCAL SECURITY SHALL BE PROVIDED FOR THE FOLLOWING IMPROVEMENTS:
 - STREET CONSTRUCTION AND RELATED INFRASTRUCTURE, INCLUDING PAVING, DRAINAGE, SIDEWALKS, WATER SUPPLY AND WASTEWATER COLLECTION FOR THE FOLLOWING STREETS:
AVERS LANE, DALESIDE LANE, ETALLEE COURT, SISTERDALE LANE, TILDON AVENUE, MERIS LANE, FULTON AVENUE, DEATON LANE, PATCH LANE, RANIER COURT, AND TUCKER LANE.
 - ENVIRONMENTAL AND SAFETY CONTROLS, AND OTHER RELATED ITEMS (E.G. EROSION AND SEDIMENTATION CONTROLS, RESTORATION, CHANNEL WORK, PIPE IN EASEMENTS, DETENTION, WATER QUALITY PONDS, ETC.) AS DETERMINED PRIOR TO FINAL PLAT APPROVAL. THE RESTORATION COST ESTIMATE WILL BE BASED ON THE DISTURBED AREAS INCLUDING THE FOLLOWING STREETS:
AVERS LANE, DALESIDE LANE, ETALLEE COURT, SISTERDALE LANE, TILDON AVENUE, MERIS LANE, FULTON AVENUE, DEATON LANE, PATCH LANE, RANIER COURT, AND TUCKER LANE.
- APPROVAL OF THIS PRELIMINARY PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATION FROM THE CITY'S LAND DEVELOPMENT REGULATIONS IN THE FINAL PLAT, CONSTRUCTION PLAN OR SITE PLAN STAGE, UNLESS SUCH DEVIATIONS HAVE BEEN SPECIFICALLY REQUESTED IN WRITING AND SUBSEQUENTLY APPROVED IN WRITING BY THE CITY. SUCH APPROVALS DO NOT RELIEVE THE ENGINEER OF THE OBLIGATION TO MODIFY THE DESIGN OF THE PROJECT IF IT DOES NOT MEET ALL OTHER CITY LAND DEVELOPMENT OR IF IT IS SUBSEQUENTLY DETERMINED THAT THE DESIGN WOULD ADVERSELY IMPACT THE PUBLIC'S SAFETY, HEALTH, WELFARE OR PROPERTY.
- BUILDING SETBACK LINES, LAND USES, RESTRICTIONS SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE, OR AS AMENDED.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
- THE PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY CITY OF AUSTIN FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.
- THE WATER QUALITY EASEMENTS SHOWN ARE FOR THE PURPOSE OF ACHIEVING COMPLIANCE PURSUANT TO CHAPTER 25-8 OF THE CITY LAND DEVELOPMENT CODE. THE USE AND MAINTENANCE OF THESE EASEMENTS IS RESTRICTED BY SECTIONS 25-8-211 AND 25-8-213 THEREOF.
- MAINTENANCE OF THE WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE ACCORDING TO CITY OF AUSTIN STANDARDS.
- EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO THE LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL. THE ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD AND/OR MODIFY EROSION/SEDIMENTATION CONTROL ON SITE TO KEEP THE PROJECT IN COMPLIANCE WITH THE CITY OF AUSTIN'S RULES AND REGULATIONS.
- WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT WITH IMPERVIOUS COVER IN EXCESS OF 20% OF THE NET SITE AREA OF EACH LOT PURSUANT TO LDC SECTION 25-8-211.
- PARKLAND DEDICATION WILL BE SATISFIED VIA A COMBINATION OF LAND DEDICATED WITH CB-2012-0049.3A; DEDICATED LAND AT FINAL PLAT, TRAIL EASEMENTS AT FINAL PLAT AND FEES IN LIEU OF LAND FOR ANY REMAINDER OF LAND NOT DEDICATED. ADDITIONAL PARKLAND (PROPOSED LOT 7A, BLOCK "R") TO BE DEDICATED WITH FINAL PLAT AS SHOWN ON APPROVED PRELIMINARY PLAN CB-2017-0189. THE AREA TO BE DEDICATED ON THIS PRELIMINARY PLAN IS SHOWN AS LOTS 141 AND 142 BLOCK "F". LAND WILL BE DEDICATED TO THE CITY OF AUSTIN UPON FINAL PLAT OF THE LOTS. SIDEWALK, TRAIL AND RECREATION EASEMENTS WILL ALSO BE RECORDED AT FINAL PLATS TO ENSURE TRAIL CONNECTIVITY.
- LOT 47, BLOCK "A"; LOTS 20, 69, 141, 142, 143, 144, 145, 146, BLOCK "F"; LOT 47, BLOCK "G"; LOT 45, BLOCK "H", WILL BE MAINTAINED BY THE OWNER OR HIS/HER ASSIGNS. NO RESIDENTIAL DEVELOPMENT SHALL BE ALLOWED ON THESE LOTS. IF CONVEYED TO A PUBLIC ENTITY OR NEIGHBORHOOD ORGANIZATION, RECREATION FACILITIES AND REST AREAS MAY BE CONSTRUCTED.
- WITHIN ALL CEF SETBACKS SHOWN HEREON THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE, CONSTRUCTION IS PROHIBITED, AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.
- A MINIMUM OF TWO OFF-STREET PARKING SPACES IS REQUIRED FOR EACH UNIT. THE DRIVEWAY MAY BE COUNTED AS ONE OF THE TWO SPACES REQUIRED FOR EACH UNIT. FOR ANY LOT WITH SIX OR MORE BEDROOMS, THE MINIMUM PARKING REQUIREMENT IS ONE SPACE PER BEDROOM.
- PARKING WILL BE ON ONE SIDE OF ALL LOCAL STREETS WITH 21' WIDE FIRE TRAVEL LANE. NO PARKING SIGNS AND STRIPING AS REQUIRED ON OPPOSITE SIDE OF ALL LOCAL STREETS FROM PARKING.
- A 10 (TEN) FOOT P.U.E. SHALL BE DEDICATED ON THE FINAL PLAT ALONG ALL ROAD RIGHT-OF-WAY.
- FOR ALL SINGLE FAMILY RESIDENCE LOTS, EACH SINGLE FAMILY LOT IN A RESIDENTIAL SUBDIVISION MUST CONTAIN AT LEAST THREE TREES OF AT LEAST TWO DIFFERENT SPECIES LISTED IN EGM APPENDIX F. EACH TREE MUST HAVE A MINIMUM DIAMETER OF TWO INCHES AND EACH TREE MUST BE MAINTAINED IN ACCORDANCE WITH THE EGM.
- PER LDC 25-8-642(9)(1), TREE NUMBERS 50368 AND 50370 ARE PERMITTED TO BE REMOVED.
- THE PROJECT IS LOCATED IN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN.
- A BALANCE OF TRACT VARIANCE WAS APPROVED BY THE COMMISSION ON 03/24/2018.
- ALL ACTIVITIES WITHIN THE CRITICAL ENVIRONMENTAL FEATURE AND ASSOCIATED SETBACK MUST COMPLY WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.
- THE PROPOSED WATER AND WASTEWATER ALIGNMENTS AND SIZING SHOWN ON THE PRELIMINARY PLAN HAVE NOT BEEN APPROVED BY AUSTIN WATER. FINAL EASEMENTS, IF NECESSARY, MUST BE APPROVED BY AUSTIN WATER AS TO FORM, TYPE, AND WIDTH BY SEPARATE INSTRUMENT WITH THE SUBDIVISION CONSTRUCTION PLAN AND/OR SITE PLAN.
- SLOPES IN EXCESS OF 15% EXIST ON LOTS 8, 9, 21, 22, 72, 73, 95, 96, 189, 191, 192, 195, 201, AND 203 BLOCK "F". CONSTRUCTION ON SLOPES IS LIMITED PER THE LAND DEVELOPMENT CODE.

STREET	ROW WIDTH	PAVING WIDTH	SIDEWALKS	LENGTH
AVERS LANE	50'	26'	BOTH SIDES	196'
DALESIDE LANE	50'	26'	BOTH SIDES	1,024'
ETALLEE COURT	50'	26'	BOTH SIDES	396'
SISTERDALE LANE	50'	26'	BOTH SIDES	1,108'
TILDON AVENUE	50'	26'	BOTH SIDES	1,096'
MERIS LANE	50'	26'	BOTH SIDES	867'
FULTON AVENUE	50'	26'	BOTH SIDES	1,343'
DEATON LANE	50'	26'	BOTH SIDES	423'
PATCH LANE	50'	26'	BOTH SIDES	298'
RANIER COURT	50'	26'	BOTH SIDES	328'
TUCKER LANE	50'	26'	BOTH SIDES	1,200'

PARKING SHALL BE RESTRICTED ON ONE SIDE OF THE STREET TO FACILITATE FIRE DEPARTMENT ACCESS AND OPERATIONAL AREA.

**APPENDIX Q-2
IMPERVIOUS COVER**

SUBURBAN WATERSHEDS

NOTE: Q1 TABLES ARE NOT REQUIRED FOR SUBURBAN WATERSHEDS
TOTAL PRELIMINARY PLAN ACREAGE: 102.42 AC

IMPERVIOUS COVER ALLOWED AT 55 % SF AREA: 102.42 AC X 55.33 = 56.33 ACRES

ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY

TOTAL ACREAGE 15 - 25 % = 16.10 X 10 % = 1.61 AC

PROPOSED TOTAL IMPERVIOUS COVER

TOTAL PROPOSED IMPERVIOUS COVER = 23.07 ACRES = 22.52 %

PROPOSED IMPERVIOUS COVER ON SLOPES

SLOPE CATEGORIES	ACRES	IMPERVIOUS COVER		
		BUILDING/ AND OTHER IMPERVIOUS COVER ACRES	% OF CATEGORY	DRIVEWAYS/ ROADWAYS ACRES
0 - 15 %	75.61	16.48	21.79	8.09
15 - 25 %	16.10	0.12	0.75	0.03
25 - 35 %	5.65	0.00	0.00	0.00
OVER 35 %	5.06	0.00	0.00	0.00
TOTAL SITE AREA	102.42			
SF IMPERVIOUS COVER				

IMPERVIOUS COVER ASSUMPTIONS:

- NUMBER OF LOTS GREATER THAN 3 ACRES IN SIZE X 10,000 SF / LOT = 0 SF; N/A
- NUMBER OF LOTS GREATER THAN 1 ACRE AND NO MORE THAN 3 ACRES IN SIZE X 7,000 SF / LOT = 0 SF; N/A
- NUMBER OF LOTS GREATER THAN 15,000 SQUARE FEET AND NO MORE THAN 1 ACRE IN SIZE X 5,000 SF / LOT = 10,000 SF; (2 LOTS) = 0.23 AC (OUT OF 0.72 AC)
- NUMBER OF LOTS GREATER 10,000 SQUARE FEET AND NO MORE THAN 15,000 SQUARE FEET IN SIZE X 3,500 SF / LOT = 38,500 SF; (11 LOTS) = 0.88 AC (OUT OF 2.94 AC)
- NUMBER OF LOTS 10,000 SQUARE FEET OR LESS IN SIZE X 2,500 SF / LOT = 677,500 SF; (271 LOTS) = 15.55 AC (OUT OF 35.96 AC)
- THE TOTAL AMOUNT OF PROPOSED ROW IMPERVIOUS COVER LOCATED WITHIN THE SUBDIVISION = 6.30 AC, AND
- ANY OTHER IMPERVIOUS COVER PROPOSED WITHIN THE SUBDIVISION (E.G., WATER QUALITY POND ACCESS DRIVEWAYS, ETC.) = 0.11 AC

THE SUM OF THE ABOVE NUMBERS MUST EQUAL THE PROPOSED IMPERVIOUS COVER SHOWN IN THE Q2 TABLE.

PRELIMINARY SUBDIVISION APPROVAL SHEET 2 OF 7
FILE NUMBER CB-2018-0176 APPLICATION DATE 10/19/18
APPROVED BY (ZAP) (PC) ON _____
EXPIRATION DATE (LDC 25-4-62) 10/19/23
CASE MANAGER: JOEY DE LA GARZA

JOEY DE LA GARZA, FOR:
DENISE LUCAS, DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT

FINAL PLATS MUST BE RECORDED BY THE EXPIRATION DATE. SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENT AT THE TIME OF FILING, AND REQUIRE BUILDING PERMITS OR NOTICE OF CONSTRUCTION (IF A BUILDING PERMIT IS NOT REQUIRED), MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

NO.	REVISION	DATE



Justin J. Goss
10/19

PAPE-DAWSON ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
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TDEP FIRM REGISTRATION #470 | TDEP FIRM REGISTRATION #1028891

PIONEER HILL SECTIONS 5 & 6
CITY OF AUSTIN, TEXAS

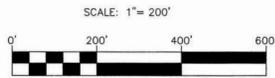
PRELIMINARY PLAN GENERAL NOTES

CITY NO. CB-2018-0176
JOB NO. 50937-00
DATE SEPTEMBER 2019
DESIGNER BB, JA, CR, MH
CHECKED [Signature] DRAWN CR
SHEET 2 OF 7

Plot: S:\06_2019_05_16\cm User ID: c58e
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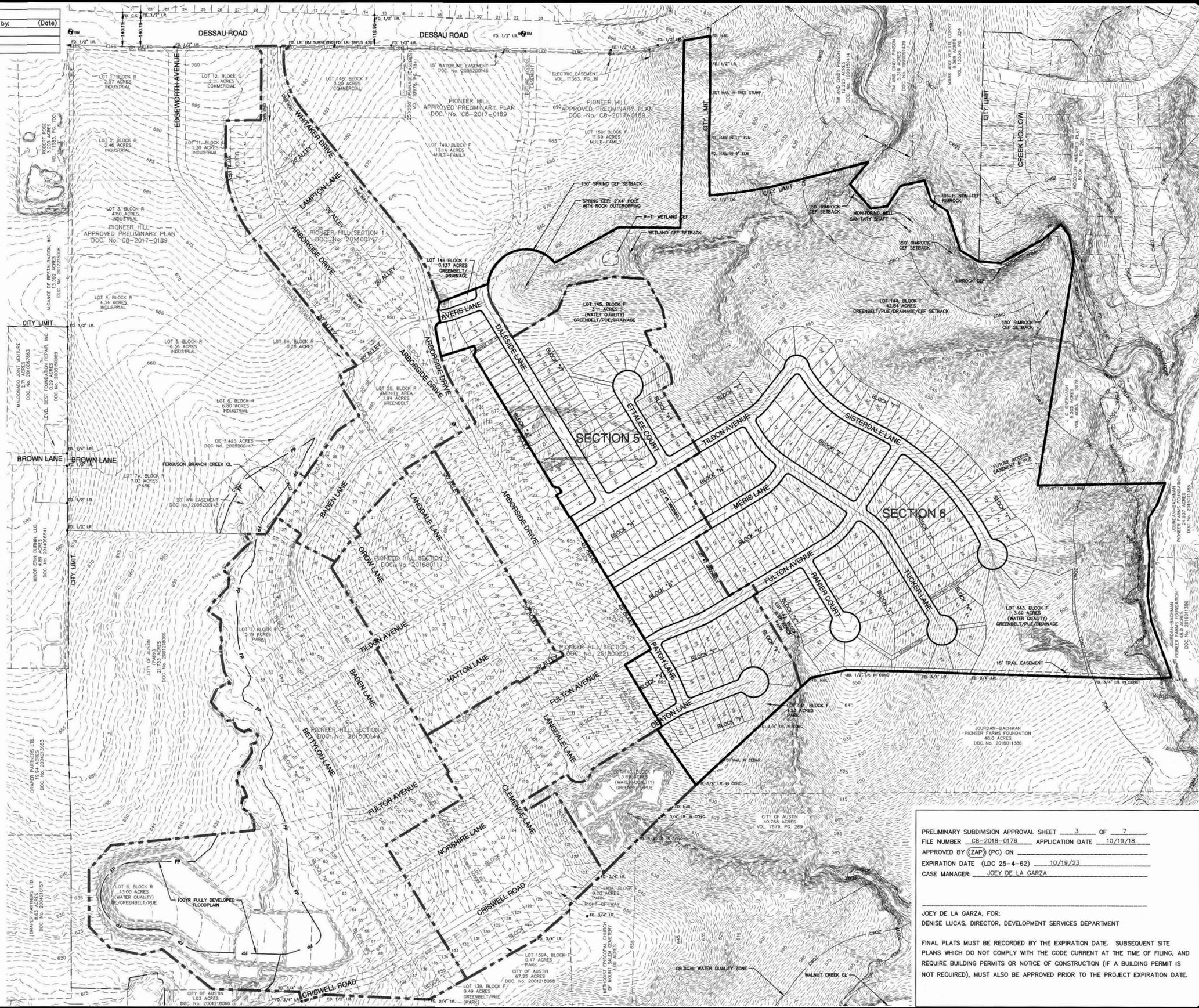
REVISIONS					
No.	Revision Description	Prepared by:	(Date)	Reviewed by:	(Date)



LEGEND

- BOUNDARY LINE
- SECTION LINE
- RIGHT-OF-WAY
- ROAD CENTER LINE (CL)
- LOT LINE
- EASEMENT (ESMT)
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- STREAM CL
- FEMA 100YR FLOODPLAIN
- CITY OF AUSTIN 25YR FLOODPLAIN
- CITY OF AUSTIN 100YR FLOODPLAIN
- 100YR FULLY DEVELOPED FLOODPLAIN PER RANDALL JONES ENGINEERING
- CRITICAL WATER QUALITY ZONE
- EROSION HAZARD ZONE (EHZ)
- CRITICAL ENVIRONMENTAL FEATURE (CEF)
- CEF BUFFER
- IRON ROD PIN FOUND
- CALCULATED SURVEY POINT

LAND USE SUMMARY		
	NUMBER	ACREAGE
SINGLE FAMILY LOTS	284	39.61
PARK	2	2.21
GREENBELT	2	0.29
GREENBELT/DRAINAGE	1	0.14
DRAINAGE LOT	2	0.15
WASTEWATER LOT (WATER QUALITY)	1	0.11
GREENBELT/PUE/DRAINAGE	2	6.80
GREENBELT/PUE/DRAINAGE/CEF SETBACK	1	42.84
RIGHT-OF-WAY	0	10.27
TOTAL	295	±102.42



PRELIMINARY SUBDIVISION APPROVAL SHEET 3 OF 7
 FILE NUMBER CB-2018-0176 APPLICATION DATE 10/19/18
 APPROVED BY (ZAP) (PC) ON _____
 EXPIRATION DATE (LDC 25-4-62) 10/19/23
 CASE MANAGER: JOEY DE LA GARZA

JOEY DE LA GARZA, FOR:
 DENISE LUCAS, DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT

FINAL PLATS MUST BE RECORDED BY THE EXPIRATION DATE. SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENT AT THE TIME OF FILING, AND REQUIRE BUILDING PERMITS OR NOTICE OF CONSTRUCTION (IF A BUILDING PERMIT IS NOT REQUIRED), MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

NO.	REVISION	DATE



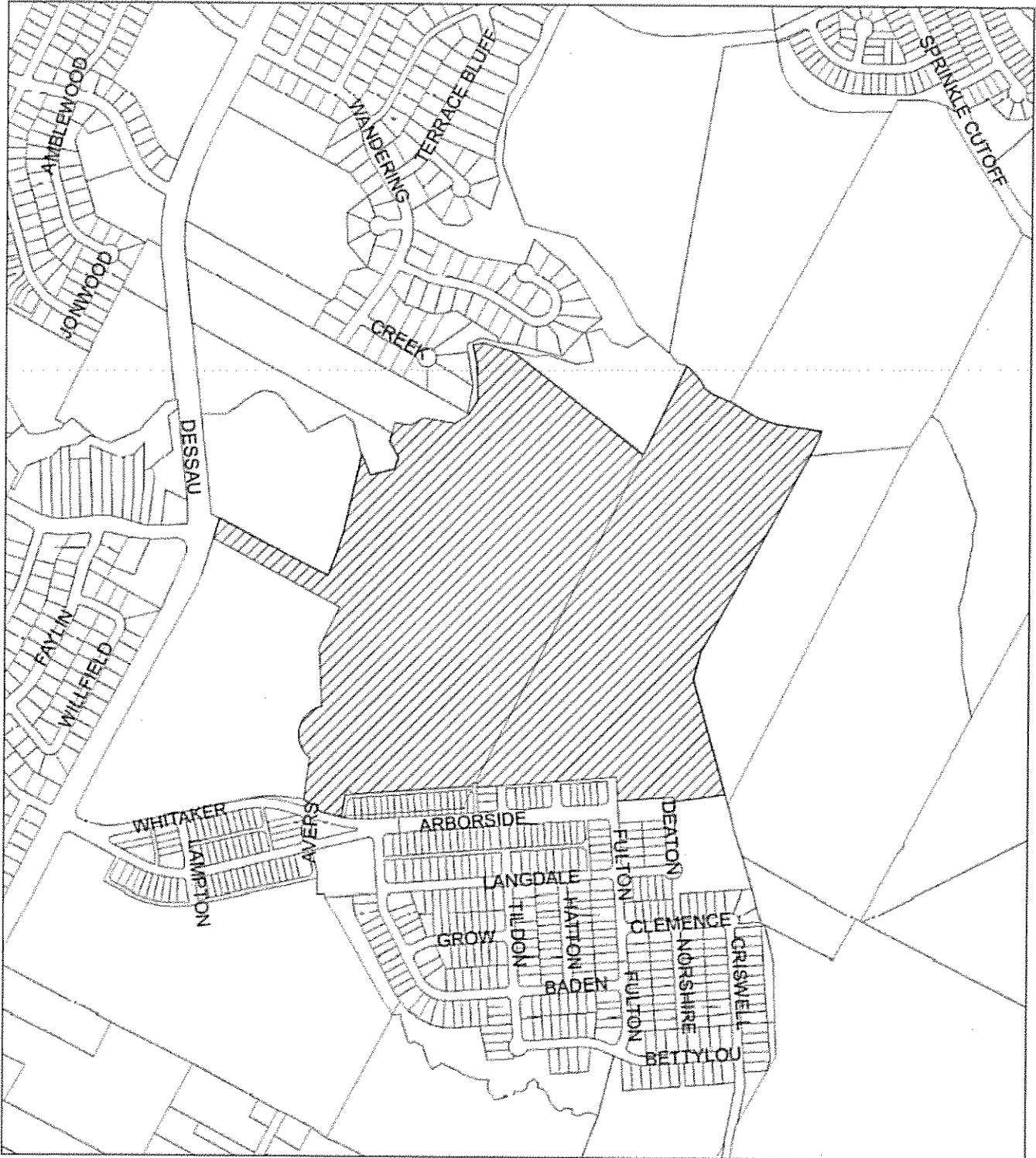
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 10801 N. MOPAC EXPY, BLDG. 3, STE. 200 | AUSTIN, TX 78759 | 512.644.6711
 TEXAS FIRM REGISTRATION #470 | TEXAS FIRM REGISTRATION #1002801

PIONEER HILL SECTIONS 5 & 6
 CITY OF AUSTIN, TEXAS
 PRELIMINARY PLAN
 OVERALL PRELIMINARY PLAN

CITY NO. CB-2018-0176
 JOB NO. 50937-00
 DATE SEPTEMBER 2019
 DESIGNER BB, JA, CR, MH
 CHECKED MCH DRAWN CR
 SHEET **3 OF 7**

Date: Sep 06, 2019, 5:18pm User: JD, CRoe File: H:\Projects\50937\00_0176 preliminary plan revision\Civil\0A50937-00.dwg

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-  Subject Tract
-  Base Map

CASE#: C8-2018-0176
 LOCATION: 1501- 1/2 ARBORSIDE DR

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